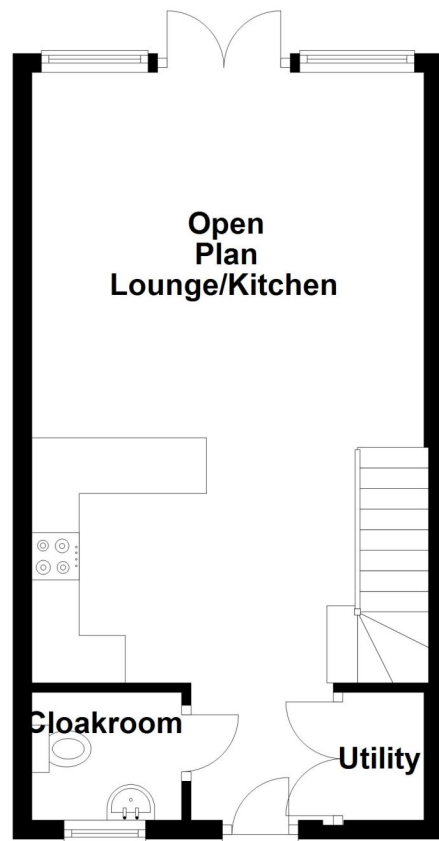
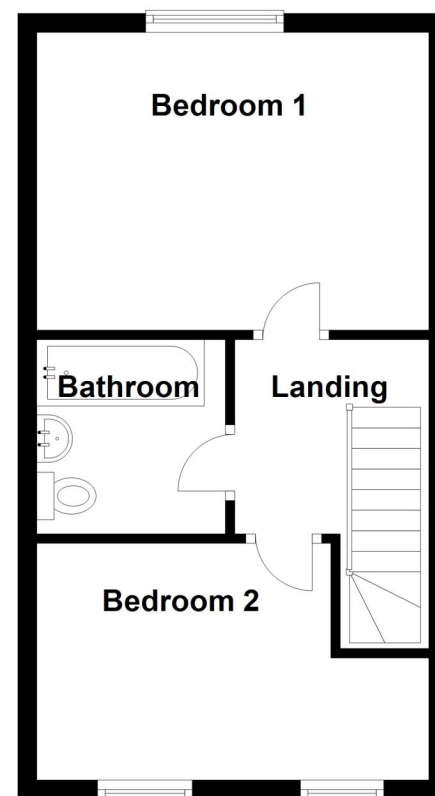


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 32.6 sq. metres (351.4 sq. feet)



First Floor
Approx. 32.6 sq. metres (351.4 sq. feet)



Total area: approx. 65.3 sq. metres (702.8 sq. feet)



33 Hexham Avenue, Bourne, Lincolnshire, PE10 0YB

£185,000 Freehold

A superbly presented two bedroom semi detached home which would make an ideal first time purchase or buy to let investment. The property benefits from a bright and spacious open plan kitchen/living room, downstairs cloakroom and large utility cupboard with space and plumbing for washing machine. On the first floor there are two generous bedrooms and a modern fitted bathroom. Outside to the front there is a driveway to the side providing off road parking for two cars and to the rear a fully enclosed east facing garden. The property is located on the popular Elsea Park development giving easy access to the A15 road link to Peterborough and its main line train station and Tesco supermarket, Co-op food store and the Grammar School are also within walking distance. Please call 01778 392807 for more information.

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See things differently.



Bedroom One - 13'1" x 10'8" (4m x 3.25m) With upvc double glazed window to the rear, built in wardrobes, radiator and power points.

Bedroom Two - 13'1" x 8'4" (4m x 2.54m) With two upvc double glazed windows to the front, radiator and power points.

Bathroom - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls and extractor fan.



Outside - To the side there is a private driveway providing ample off road parking.

The rear garden is East facing with a paved patio leading to a mainly lawned garden being fully enclosed by fencing and side access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

ACCOMMODATION

Entrance Hall - open plan to the kitchen and living room, double opening doors to a large utility cupboard with space and plumbing for washing machine and further appliance and wall mounted gas boiler supplying hot water and central heating.

Downstairs Cloakroom - With low level wc, wash hand basin and frosted window.

Open Plan Lounge/Kitchen - 21'4" x 13'7" (6.5m x 4.14m) With modern fitted units comprising, one and a half bowl sink with cupboard below, good range of wall and base units, built in oven and hob with extractor above, integrated fridge freezer, integrated slimline dishwasher, part tiled walls and radiator. The kitchen is open plan to the lounge which has french doors and upvc double glazed windows onto the rear garden, radiator, power points, tv point and stairs leading to the first floor.

First Floor Landing - With door leading to.

